

## **Proposed Amendments to the Venango Township – Wattsburg Borough Area Comprehensive Plan**

The following amendments are proposed for Chapter 6, Land Use Plan:

The future land use plan for Venango Township is proposed to be amended as follows. Note that the proposed amendments apply only to Venango Township, and do not apply to Wattsburg Borough.

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The following are general descriptions of the various land use categories identified on Venango Township's Long Range Land Use Map:

Agricultural/Rural Resources: This category includes agriculture, forestry and compatible residential and non-residential uses. The intent is to protect and encourage the continued use of land for agriculture uses, and to conserve pieces of land large enough to allow for efficient farm operations and associated enterprises, protect groundwater resources and provide for the conservation of environmentally sensitive areas.

Suburban Residential: Areas designated as suburban residential are intended to accommodate low density, residential growth within Venango Township. Land uses include low density residential, and associated public, institutional and recreational uses.

Mixed Density Housing: Areas designated for mixed use housing are intended to accommodate all basic forms of housing including single family detached dwellings and housing structures for more than one family. Land uses include single family attached dwellings (such as duplexes, townhouses, and condominiums), apartment buildings, and similar uses.

Village/Mixed Use: The village/mixed use area is intended is to provide for a mixture of residential and compatible, non-residential uses in the style of a traditional village.

Commercial: Areas designated for commercial use provide land for the purpose of supplying commodities or services to the general public. Included are uses relating to both retail and wholesale trade, professional and personal services, general office facilities, sales and service, entertainment, restaurants, motels or hotels, and similar uses.

Industrial/High Impact: The industrial/high impact designation provides areas where various industrial, heavy commercial, and high impact land uses can be conducted or developed without creating undesirable or incompatible situations and/or conflicts with adjacent land uses.

Lake Pleasant Area/Recreation: The intent of the Lake Pleasant Area/Recreation district is to protect the natural beauty and environmentally sensitive features of Lake Pleasant, and to preserve the attractiveness of the surrounding area for tourism and recreational uses. Included are land uses relating to recreation and tourism, as well as low-density residential development and compatible non-residential uses.

Fairgrounds: The purpose of the Fairgrounds District is to provide for the continued use of the Erie County Fairgrounds in manner that is compatible with adjacent land uses and zoning districts. Land uses include special events of a temporary nature, including agricultural fairs and exhibits; circuses; carnivals; festivals; auto, boat and/or recreational vehicle shows; outdoor concerts or shows; and similar events.

Floodplain: The Floodplain designation is an overlay designation that consists of all floodplain areas identified by FEMA. The desire is to mitigate the risk of damage to property and loss of life due to flooding within these areas.

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Amendments to the comp plan will include a new Venango Township Long Range Land Use Map, which will supersede the Venango Township & Wattsburg Borough Long Range Land Use Plan Map. Note that Wattsburg Borough has its own Long Range Land Use Plan Map on page 46 of the current comp plan.

The future land use map will be based on the new zoning map, as follows:

<b>Future Land Use Plan Designation</b>	<b>Mapped As/Comparable Zoning District</b>
Agricultural/Rural Resources	A-1 Agricultural
Suburban Residential	R-1 Residential
Mixed Density Housing	R-2 Residential
Village/Mixed Use	V-1 Village
Commercial	C-1 Commercial
Industrial/High Impact	I-1 Industrial
Lake Pleasant Area/Recreation	REC Recreation
Fairgrounds	Fairgrounds
Floodplain	Floodplain Overlay